

SOMERVILLE REDEVELOPMENT AUTHORITY
FEBRUARY 17, 2021

BOYNTON YARDS MASTER PLAN

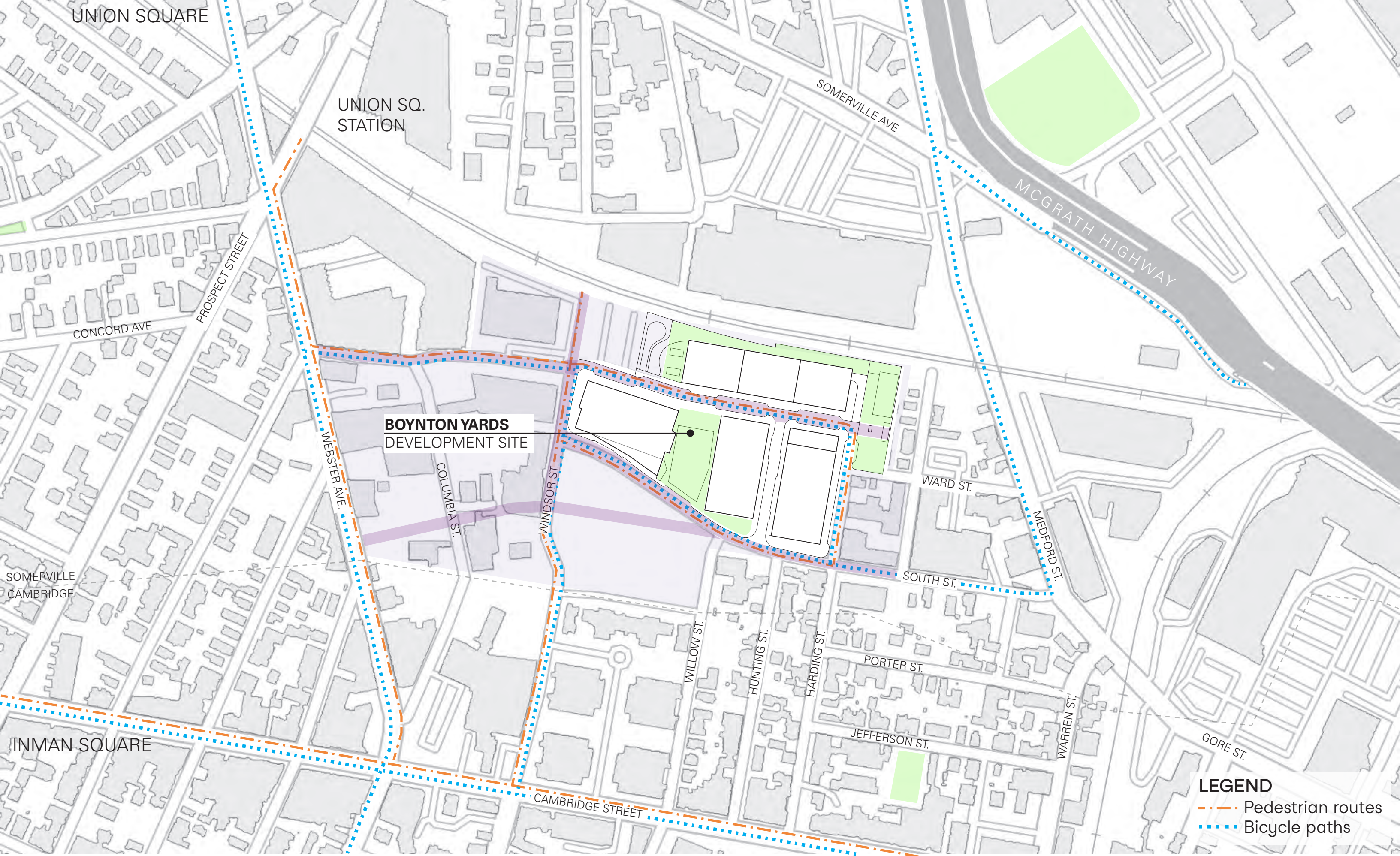
BOYNTON

YARDS

MASTER PLAN

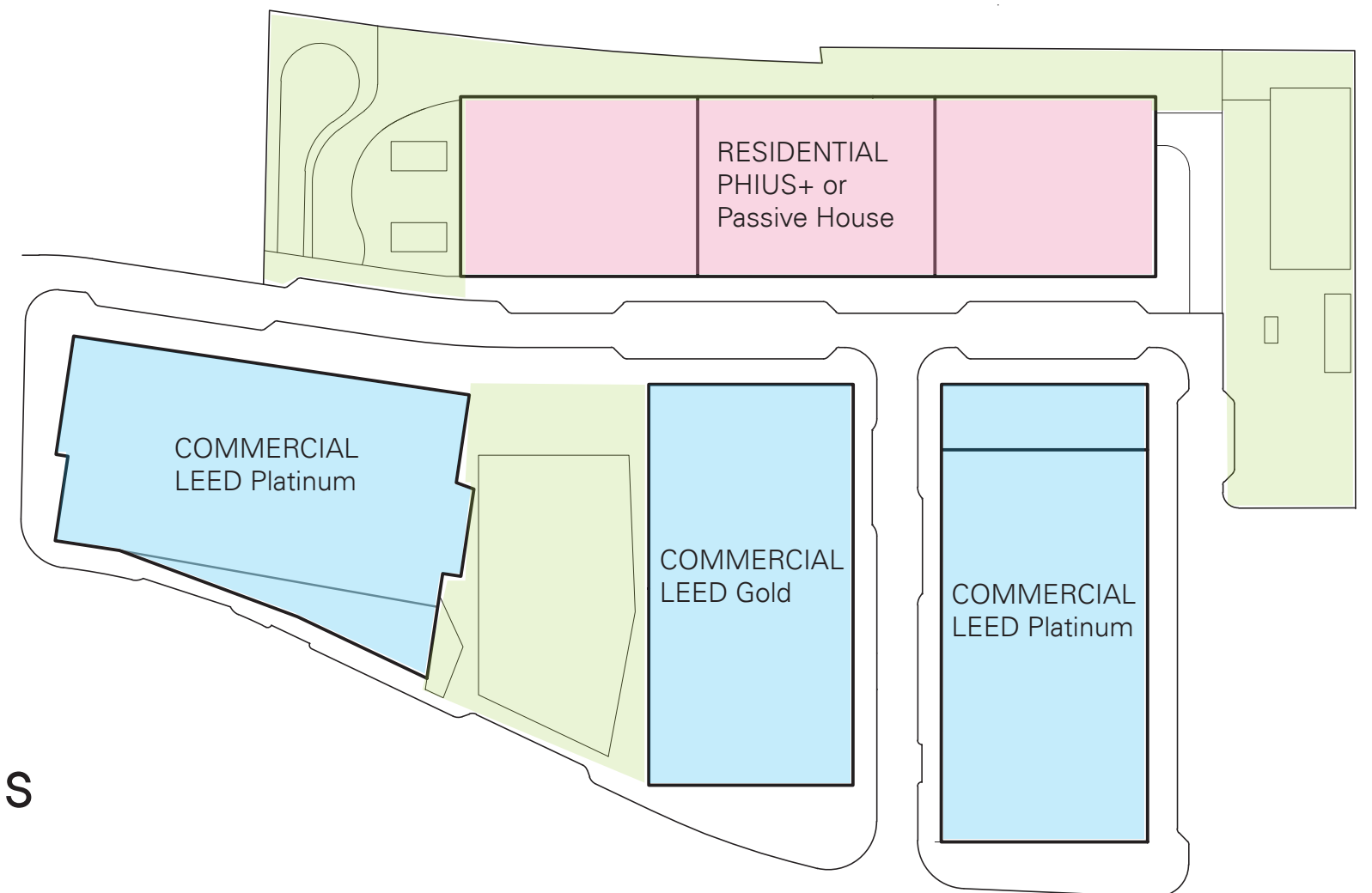
BOYNTON

YARDS



City of Somerville Master Plan Criteria

- 20% Civic space
- 75% Commercial Gross sf
 - 10% arts/creative
 - 5% community center (20k)
- 25% Residential Gross sf
- Net zero or LEED platinum buildings





PEDESTRIAN FRIENDLY PATHS AND ROADS

MASTER PLAN



BUILDING	PROGRAM		AREA
BUILDING 1 (101 SOUTH ST)	OFFICE/LAB	9 levels	270,000sf
BUILDING 2	OFFICE/LAB	12 levels	366,000sf
BUILDING 3A	OFFICE/LAB	12 levels	351,000sf
BUILDING 3B	OFFICE/LAB	6 levels	30,000sf
BUILDING 4A	RESIDENTIAL	16 levels	167,000sf
BUILDING 4B	RESIDENTIAL	11 levels	119,000sf
BUILDING 4C	RESIDENTIAL	6 levels	62,000sf
TOTAL			1,365,000sf

GROUND FLOOR/
ACTIVE USE

LEGEND

- LOBBY/ACTIVE USE
- RETAIL/ARTS
- SERVICE/BACK OF HOUSE
- PUBLIC ENTRANCE
- PARKING ENTRANCE
- LOADING DOCK



LANDSCAPE PLAN
OPEN/CIVIC SPACE



CIVIC SPACE	AREA
CIVIC SPACE 1	22,360 SF
CIVIC SPACE 2	16,904 SF
CIVIC SPACE 3	7,142 SF
TOTAL PROVIDED (20%)	46,406 SF
TOTAL OPEN SPACE	52% OF SITE



OPEN COMMON GREEN SPACES

BOYNTON—YARDS



GROUND FLOOR RETAIL/ACTIVE USE

Neighborhood Integration & Wellness

- Open spaces for the community
- Accessible pedestrian paths to buildings and open space
- Connections to full hierarchy of transport
- Large tree canopy to reduce heat island and provide cool clean air
- Tree species diversity
- Daylight and glare control
- Biophilic natural design elements
- Touchless technology

Carbon

- Reduction in embodied carbon through material selection and technologies that reduce carbon footprint
- Reduction in GHG emissions

Water

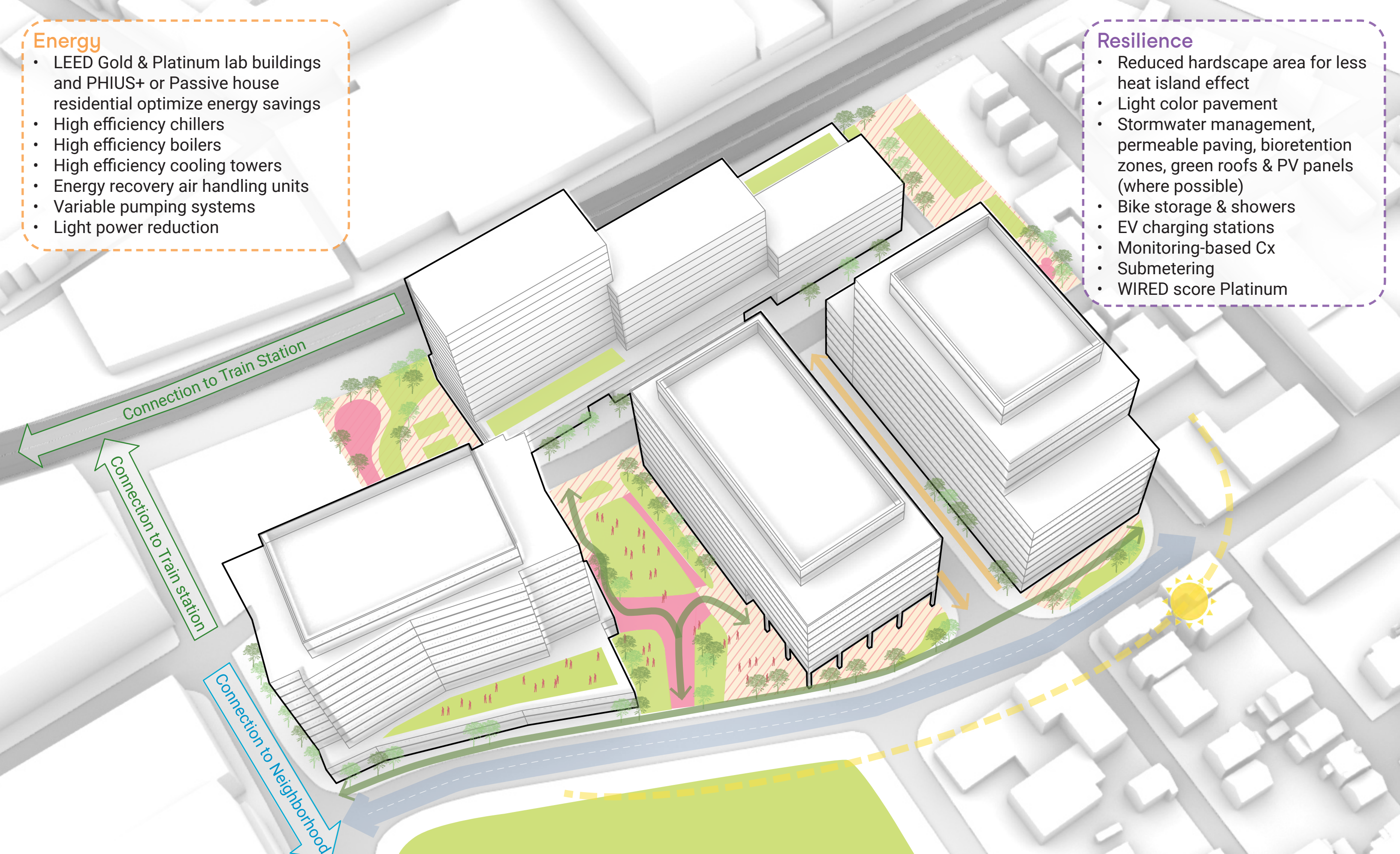
- Reduction in potable water use
- Low flow and low flush plumbing fixtures
- Optimize cooling tower cycle
- Upgrade existing storm & sewer infrastructure

Energy

- LEED Gold & Platinum lab buildings and PHIUS+ or Passive house residential optimize energy savings
- High efficiency chillers
- High efficiency boilers
- High efficiency cooling towers
- Energy recovery air handling units
- Variable pumping systems
- Light power reduction

Resilience

- Reduced hardscape area for less heat island effect
- Light color pavement
- Stormwater management, permeable paving, bioretention zones, green roofs & PV panels (where possible)
- Bike storage & showers
- EV charging stations
- Monitoring-based Cx
- Submetering
- WIRED score Platinum



SUSTAINABILITY PLAN FEATURES

Community Benefits



ECONOMIC BENEFITS

- \$24 MILLION combined community benefits
- \$12 MILLION in annual real estate taxes
- \$10 MILLION to Affordable Housing Trust
- \$2.5 MILLION to Green Line Extension



OPEN SPACE BENEFITS

- 3.5 ACRES dedicated to public realm (52% of land area)
- 46,500 SF Civic space (20%)
- 53,523 SF streets and sidewalks
- 3 MILLION GALLON detention tank & pump station



ADDITIONAL COMMUNITY BENEFITS

- PHASE I LEED Gold Lab building
- PHASE II+III LEED Platinum Lab buildings
- PHASE IV Zero carbon or PHIUS+ residential buildings
- UNDERGROUND PARKING available to public
- AFFORDABLE HOUSING 20%
- JOBS 4000 permanent, 500 construction jobs



THANK YOU

WWW.BOYNTONYARDS.COM